025.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,040,500 / 1,040,500
					USE VALUE:	1,040,500 / 1,040,500
					ASSESSED:	1,040,500 / 1,040,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20	-22	MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALBIN MARGARET G
Owner 2:	
Owner 3:	
Street 1:	210 MUNROE HILL RD
Street 2:	
Twn/City:	CARLISLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	01741 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1902, having primarily Stucco Exterior and 3576 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	7000.000	531,400	5,100	504,000	1,040,500
Total Card	0.161	531,400	5,100	504,000	1,040,500
Total Parcel	0.161	531,400	5,100	504,000	1,040,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 290.97 | /Parcel: 290.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	503,200	5100	7,000.	504,000	1,012,300	1,012,300	Year End Roll	12/18/2019
2019	111	FV	446,900	5100	7,000.	535,500	987,500	987,500	Year End Roll	1/3/2019
2018	111	FV	446,900	5100	7,000.	390,600	842,600	842,600	Year End Roll	12/20/2017
2017	111	FV	419,200	5100	7,000.	340,200	764,500	764,500	Year End Roll	1/3/2017
2016	111	FV	419,200	5100	7,000.	289,800	714,100	714,100	Year End	1/4/2016
2015	111	FV	377,600	5100	7,000.	283,500	666,200	666,200	Year End Roll	12/11/2014
2014	111	FV	378,700	5100	7,000.	233,100	616,900	616,900	Year End Roll	12/16/2013
2013	111	FV	378,700	5100	7,000.	221,800	605,600	605,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11973-351		3/29/1971		46,800	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2015	1202	New Wind	5,880		8/25/2015			Install 12 replace

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2017	MEAS&NOTICE	KB	Kevin B
11/19/2015	Permit Insp	PC	PHIL C
2/18/2009	Measured	345	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	256	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		7000		Sq. Ft.	Site		0	80.	0.90	1									504,000						504,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 111 | Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 504,000 | Spl Credit | Total: 504,000

User Acct

16271

GIS Ref

GIS Ref

Insp Date

07/10/17

!2013!

PRINT

Date	Time
12/10/20	17:32:12

LAST REV

Date	Time
08/03/17	16:55:45

ekelly

2013

USER DEFINED

Prior Id # 1:	16271
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	beige		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1902	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.98143935
Const Adj.:	1.04019594
Adj $ / SQ:	142.924
Other Features:	190000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	770142
Depreciation:	238744
Depreciated Total:	531398

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	16	BRs:	8	Baths:	4	HB	

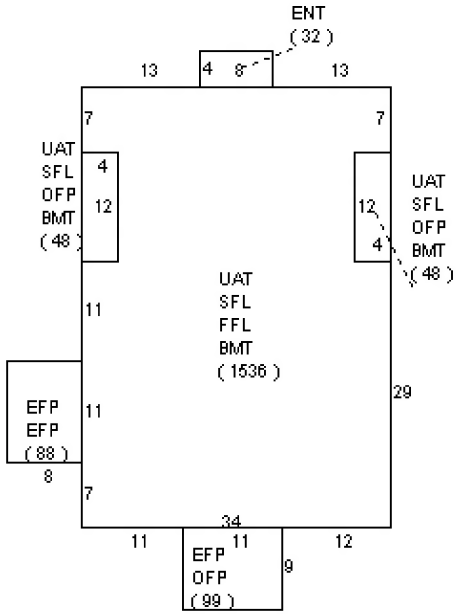
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	4	2	M
Totals			
4	16	8	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,632	42.880	69,976
SFL	Second Floor	1,632	142.920	233,253
FFL	First Floor	1,536	142.920	219,532
UAT	Upper Attic	408	100.050	40,819
EFP	Enclos Porch	275	38.620	10,620
OFP	Open Porch	195	25.960	5,063
ENT	ENTRY	32	27.460	879
	Net Sketched Area:	5,710	Total:	580,142
Size Ad	3168	Gross Are	6934	FinArea 3576

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	142.92
Special Features:	0	Val/Su Net:	93.06
Final Total:	531400	Val/Su SzAd	167.74

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	111			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100